

HERTZ FARM PLAT 1

FINAL PLAT

Doc ID: 008519750013 Type: PLAT
 Recorded: 07/13/2021 at 02:09:51 PM
 Fee Amt: \$62.00 Page 1 of 13
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2021 PG 20701

INDEX LEGEND
 LOCATION: SEC 07-78-26 PT NE1/4 NE1/4
 PT NW FRAC 1/4 NE1/4
 PT SE1/4 NE1/4
 REQUESTOR: PHILLIPS-HAMILTON INC
 PROPRIETOR: PHILLIPS-HAMILTON INC
 PO BOX 500
 NEVADA, IA 50201
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111
 PH: 515-369-4400

LEGEND

FOUND	SET
▲	△
●	○
M	R
D	P.U.E.
AL	(1234)

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW PLASTIC CAP #15980
 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY

OWNER / DEVELOPER

PHILLIPS-HAMILTON INC
 BOX 500
 NEVADA IA 50201

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111

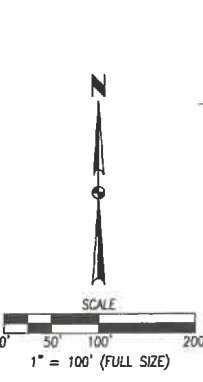
ZONING

R-2

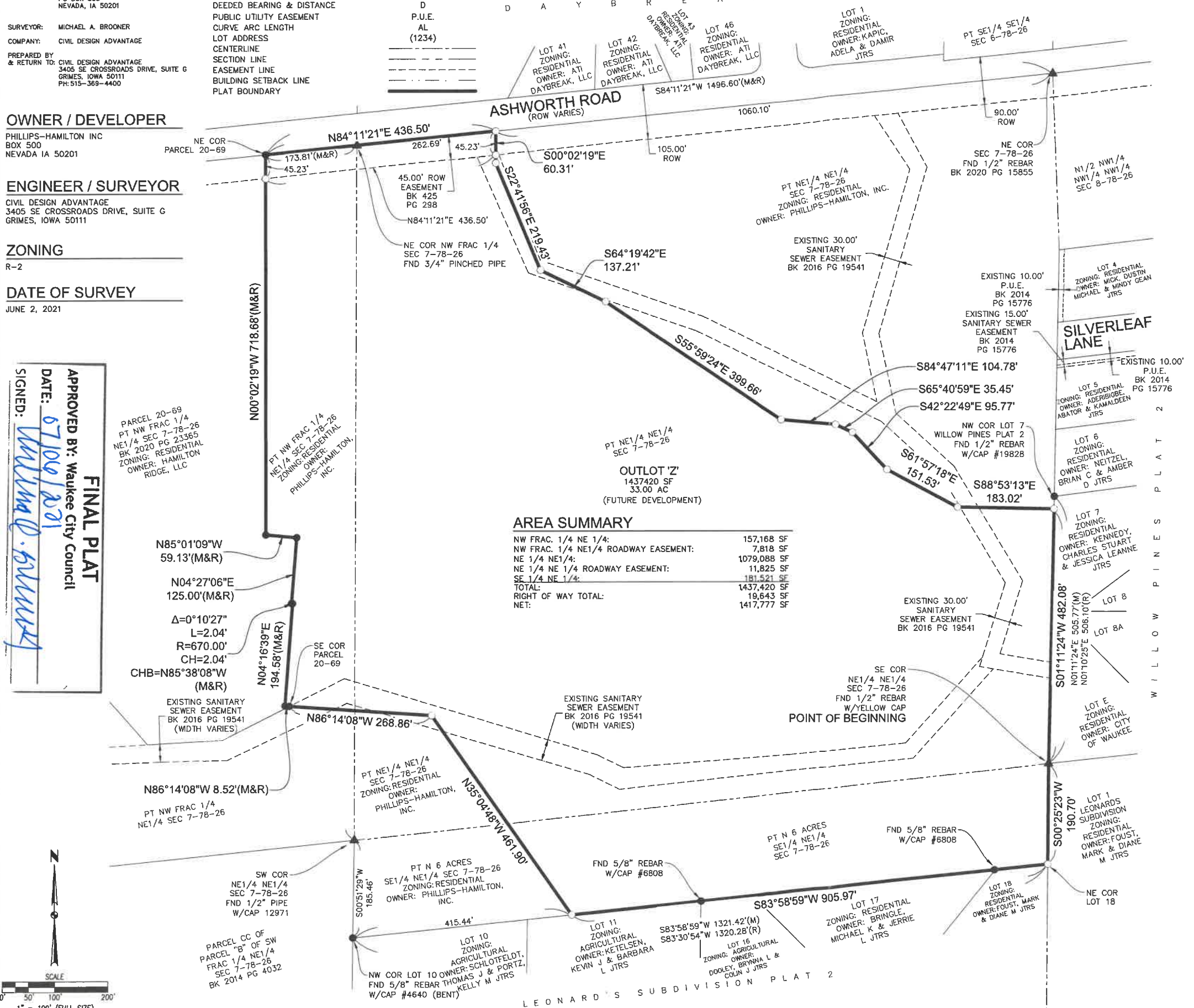
DATE OF SURVEY

JUNE 2, 2021

APPROVED BY: Waukeo City Council
 DATE: 07/09/2021
 SIGNED: *William D. Bowers*



D A Y B R E A K P L A T 3

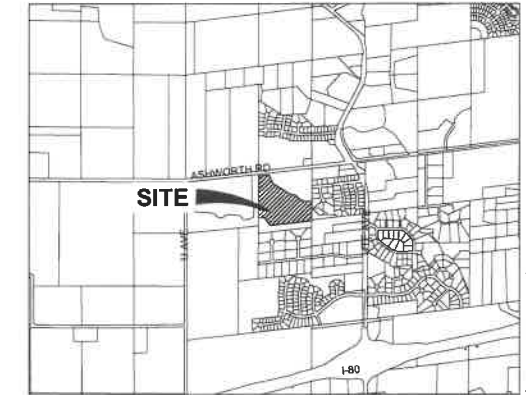


AREA SUMMARY

NW FRAC. 1/4 NE 1/4:	157,168 SF
NW FRAC. 1/4 NE 1/4 ROADWAY EASEMENT:	7,818 SF
NE 1/4 NE 1/4:	1079,088 SF
NE 1/4 NE 1/4 ROADWAY EASEMENT:	11,825 SF
SE 1/4 NE 1/4:	181,521 SF
TOTAL:	1437,420 SF
RIGHT OF WAY TOTAL:	19,643 SF
NET:	1417,777 SF

VICINITY MAP

NOT TO SCALE



PLAT DESCRIPTION

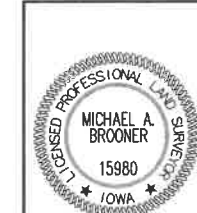
A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°25'23" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 190.70 FEET TO THE NORTHEAST CORNER OF LEONARD'S SUBDIVISION PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 83°58'59" WEST ALONG THE NORTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2, A DISTANCE OF 905.97 FEET; THENCE NORTH 35°04'48" WEST, 461.90 FEET; THENCE NORTH 86°14'08" WEST, 268.86 FEET TO THE SOUTHWEST CORNER OF PARCEL 20-69 OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 23365; THENCE NORTH 86°14'08" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 20-69, A DISTANCE OF 8.52 FEET; THENCE NORTH 04°16'39" EAST CONTINUING ALONG SAID EASTERLY LINE, 194.58 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 670.00 FEET, WHOSE ARC LENGTH IS 2.04 FEET AND WHOSE CHORD BEARS NORTH 85°38'08" WEST, 2.04 FEET; THENCE NORTH 04°27'06" EAST CONTINUING ALONG SAID EASTERLY LINE, 125.00 FEET; THENCE NORTH 85°01'09" WEST CONTINUING ALONG SAID EASTERLY LINE, 59.13 FEET; THENCE NORTH 00°02'19" WEST CONTINUING ALONG SAID EASTERLY LINE, 718.68 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 20-69, ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 7; THENCE NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 436.50 FEET; THENCE SOUTH 00°02'19" EAST, 60.31 FEET; THENCE SOUTH 22°41'56" EAST, 219.43 FEET; THENCE SOUTH 64°19'42" EAST, 137.21 FEET; THENCE SOUTH 55°59'24" EAST, 399.66 FEET; THENCE SOUTH 84°47'11" EAST, 104.78 FEET; THENCE SOUTH 65°40'59" EAST, 35.45 FEET; THENCE SOUTH 42°22'49" EAST, 95.77 FEET; THENCE SOUTH 61°57'18" EAST, 151.53 FEET; THENCE SOUTH 88°53'13" EAST, 183.02 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 01°11'24" WEST ALONG SAID EAST LINE, 482.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.00 ACRES (1,437,420 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.45 ACRES OF ROADWAY EASEMENT ALONG THE NORTH LINE THEREOF.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael Brooner 7-9-2021
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

HERTZ FARM PLAT 1
FINAL PLAT

DATE: 06/09/21

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: REVIEW:
 ENGINEER:

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

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 1
 2104.319